



REDEVELOPMENT DEPARTMENT

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December 26, 2007

HOUSING POLICY
DEVELOPMENT, HCD
JAN 14 2008

Anda Draghici
Department of Housing & Community Development
Housing Policy Division
1800 3rd St. Room 430
Sacramento, CA 95814

Re: Annual Progress Report on Implementation of the Housing Element

Dear Ms. Draghici:

Enclosed you will find two (2) copies of the CITY OF UPLAND's Annual Progress Report on Implementation of the Housing Element.

If you have any questions, please contact me at (909) 931-4146.

Sincerely,

Liz Chavez
Housing Manager

CITY OF UPLAND

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Mayor John "JP" Pomierski • Mayor Pro Tem Brendan Brandt • Council Members: Ray Musser, Tom Thomas, Kenneth W. Willis • City Manager Robb Quincey

**Annual Progress Report¹
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: **City of Upland, California**

Address: **460 N. Euclid Avenue
Upland, California 91786**

Contact: **Liz Chavez**
Title: **Housing Manager**
Phone: **909) 931-4146**
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Report Period: **July 1, 2006 to: June 30, 2007**

A. Progress in meeting Regional Housing Need.

1. Total number of new housing permits issued

Residential Dwelling Units Type of Units	Fiscal Years						Total
	2002	2003	2004	2005	2006	2007	
One- Family Houses Detached	86	167	210	467	69	26	1025
One-Family Houses Attached	0	0	0	0	0	0	0
Two-Family Buildings	0	0	0	0	0	0	0
3 or 4 Family Buildings	0	2	207	399	13	0	621
5 or more Family Buildings	0	0	0	0	0	0	0
Total Houses	86	169	417	866	82	27	1648

Source: Upland Building Department

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Type	Number of New Housing Permits Issued by Income Range			
	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Single Family	0	0	0	1025
Duplex	0	0	0	0
Multifamily	0	0	0	621
Mobile Home	0	0	0	0

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate).

Income Group	RHNA (Numbers during Planning Period)	New Construction Units Permitted During Planning Period (2002 thru 2006)	New Construction Units Permitted During FY 2007 Reporting Period	Remaining New Construction Needed
Very Low	435	0	0	435
Low	326	0	0	326
Moderate	419	0	0	419
Above Moderate	1170	1620	27	0

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

The following provides a program-by-program status report relative to implementation schedule from each program in the existing housing element: In 2008, the Housing Element will be updated and the programs and objectives will be reevaluated based upon current and projected housing needs from January 1, 2006 to June 30, 2014

1. Goal/Objective: To assist in the development of adequate housing to meet City's fair share of the regions housing needs for economic segments of the population including the low and moderate income households.		
Program	Original Implementation Date	Progress

Affordable Housing Incentives Program	2005-2010	The certified Housing Element identifies 315 units to be created or 45 units annually under this program through the year 2005. The Consolidated Plan establishes a five year goal of 80 units. To date Affordable Housing Incentives Program has benefited approximately 28 units in 7 apartment complexes. In 2006, an additional 2 apartment buildings were assisted. At least five more apartment complexes will be acquired during the next fiscal year.
Senior Housing	2005-2010	The City staff has been assisting Upland Community Housing, Inc. with the application for the development of a 72 unit assisted living project being developed in the Town Center Area Project Area. Due to a misunderstanding regarding the tax credits, the mortgage revenue bonds were not able to be issued until late 2007. The Application for Building Permits for the project has been submitted to the Building Department. Construction is now scheduled to begin in November 2007. Therefore, no new units were developed in the current reporting period.
Infill Housing Program- Vacant Sites Town Center Area or along Foothill Boulevard or in any of the Redevelopment areas.	2005-2010	The five year goal for this program is approximately 60 dwelling units. The City has issued a request for proposal to construct 7-9 affordable single-family dwelling units. A builder, Beazer Homes, has also received building permits for the construction of 72 low and moderated senior residential units. This is now scheduled to be completed during FY 2007-8. In addition, Western Pacific Company will construct 46 single family residential units during FY 2007-8
General Plan Implementation – Utilization of creative planning concepts such as Specific Plans and mixed-use developments.	Ongoing	The Colonies Specific Plan has been approved and the project has been constructed. Several other Specific Plans with residential components have been approved.
Second Units-Granny Flats	2001 Ordinance Revision 2005-2010 Unit	The Upland Community Development Department is continuing to work on developing this ordinance.
General Plan Implementation- Evaluate existing policies to assure that represent unjustified constraints to the development, maintenance and improvement of housing	Ongoing	The Upland Community Development Department is formulating the scope of work prepare an update to the General Plan. This project will be initiated in 2008 and expected to be completed in about twenty-four months.
Lease Purchase Program (Lease to Own Program)	2005-2010	During the planning period the City continued participation this program sponsored by the California Housing

		Opportunities Agency (CHOA). Private financing was obtained through various lending institutions in the amount of \$30 Million. To date, no loans have been provided in Upland.
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Goal 2: To conserve and improve the condition of the existing housing stock, especially affordable housing.

Program	Original Implementation Date	Progress
Single Family Rehabilitation Program/ Housing Improvement Program – this program improves the condition of owner-occupied low-income units with a zero to 3 per-cent deferred loan.	2005-2010	The Housing Element Objective is 120 units. The Consolidated Plan's five year goal is 30 homeowners to be assisted. A total of 27 homeowners have been assisted through June 30, 2006. In addition, the Upland During FY 2006-2007 Pride Paint Program has provided assistance to 14 units.
Rental Acquisition /Rehabilitation Program	2005-2010	The Housing Element Objective for this program is 164 units. The City of Upland assisted with two loans to acquire four four-unit apartment complexes located on Diamond Ct. and one four unit apartment complex on West 9 th St. All twenty units are reserved for low and moderate income occupants.
Emergency Repairs Grant Program	2005-2010	This program was funded with \$59,475 RDA set aside funds. The five year Housing Element Goal is assistance to 100 very low income units. The five year goal is 80 units. The year to date achievement is 41 units.
Preservation of At Risk Units	2000-2010	The Housing Element objective is to preserve 16 very low income units. The City has prepared an inventory of units eligible to convert to market rate during the next ten years. The City will contact these project owners on an annual basis and take appropriate action to preserve these affordable units if necessary. In FY 2007, no units were preserved.
Code Enforcement Program	Ongoing	The Police Department has served 5625 locations during the fiscal year.
Graffiti Removal Program	Ongoing	The Police Department has served 994 Locations during the

		past fiscal year.
Capital Improvement Program	Ongoing	The City has continued to provide needed public improvements such as: parking lot safety improvements, street lighting, street/ sidewalk improvements, and water and sewer service improvements.

Community Development Block Grant Program	Ongoing	CDBG Funds have been continually used to carryout the goals and strategies of the Housing Element.
Five-Star Rental Recognition Program:	2005-2010	3 Rental Properties qualified for this program: (Sunset Ridge, Village, and North Upland Terrace Apartments)
Problem-Oriented Policing Program (POPS)	2005-2010	The Housing Element objective for this program is to benefit 75 Units. The program has assisted 50 property owners with 260 multiple-family units from July 1, 2006 to June 30, 2007.
Zoning Code Implementation – Condominium Conversion Ordinance to include provisions for low to moderate income buyers.	2000-2005	The Upland Community Development Department is continuing to work on developing this ordinance.

Goal 3: To promote housing opportunities for all persons; regardless of race, age, religion, sex, marital status, ancestry, national origin, or color and to conserve the existing affordable housing stock

Program	Original Implementation Date	Progress
Fair Housing Program	Ongoing	Funding has been provided for from the City's CDBG Program. The five-year goal is to provide Landlord/Tenant Mediation for 3675 persons and Fair Housing assistance to 775 persons. It is estimated that through FY 2007, 2830 persons will be assisted under the Landlord/Tenant Mediation and 294 under the Fair Housing assistance
Building Code enforcement: To enforce Building Code Provisions requiring accessible design and ADA Compliance	Ongoing	The City is enforcing current State Laws on accessibility. This past year accessibility improvements have been made to areas identified in the Capital Improvements Plan and included public facilities, curb cuts, playgrounds and parking

		stalls.
Community Reinvestment Act Program	Ongoing	The City continues to review and negotiate lending practice activities under the Community Reinvestment Act (CRA) goals and Home Mortgage Disclosure Act (HMDA). During 2006, Upland contracted with the Inland Fair Housing and Mediation Board to review lending practices of three Upland lenders and three lenders chosen by the County of San Bernardino.
Goal 4.1: Assist low-income persons in obtaining financial aid.		
Program	Original Implementation Date	Progress
Section 8 Rental Assistance Program (Vouchers), Family Self- Sufficiency Program	Ongoing	The Housing Element Objective was 579 very low income households. Through June 30, 2007, approximately 624 households were served by this program. Fourteen households were served through the Family Self- Sufficiency Program.
Mobile Home Rent Control Program	Ongoing	The Redevelopment Department continued to receive numerous inquiries regarding the Mobile Home Rent Control Ordinance. In addition, the Redevelopment Department continued work on an amendment to the existing ordinance.
First Time Homebuyer's Program (Lease Purchase Plus Program)	2005-2010	The General Plan Objective is to provide 100 loans to low and moderate-income families. During FY 2007, under this program the City has provided 3 first time home buyers with a loan utilizing the First Time Home buyer's Program.
Bond Administration Program	2005-2010	This program provides for annual monitoring of all bond-financed projects to verify compliance with affordability covenants.

Goal 4.2: Assist persons in need of temporary housing in obtaining short-term accommodations.		
Program	Original Implementation Date	Progress
Homeless Transitional Shelter/Emergency Shelter Voucher Program	2005-2010	The Foothill Family Shelter continued to use the CDBG funds to provide 120 days of shelter and support for homeless families with children. The annual goal is to provide assistance to 9,339 persons. The Year to date achievement is assistance to 21,757 persons.
Goal 5: Reduce residential energy use within the City		
Program	Original Implementation Date	Progress
Home Weatherization Program	Ongoing	The General Plan Housing Element Objective is assistance to 50 units or 10 per year. This program is operated by the County of San Bernardino. During the fiscal year 2007, a total of 100 homes received assistance.
General Plan Implementation Program- Encourage Energy Conservation features in Residential construction and remodeling	2005-2010	The City requires conformance with the UBC and Title 24 requirements. Literature is provided to the public with guidelines and information for energy conservation for the homeowner and the building contractor.

2. Assess effectiveness of actions and outcomes.

While the above programs have not created newly constructed housing units, covenants have been implemented that have designated 72 units of affordable housing. Of these units, 18 are for very low-income families, 48 units are for low-income families and 6 units are for moderate-income families. The Coy Estes II project will create 71 very low-income units and 1 low-income unit. The City's strives to meet the Housing Element objectives. However, because of the built-out nature of the City and limited vacant land, new projects have been difficult to achieve. During 2007-8, the City will be updating its Housing Element and also beginning an update to the General Plan. As a result of this process, the Housing Goals, Objectives, and Programs will be reevaluated.

C. Progress toward mitigating governmental constraints identified in the housing element.

Identified Constraint	Mitigation Progress
Upland General Plan- The various land use designations in the existing General Plan allows for a diversity of housing opportunities and densities. However as the City approaches build-out, the distribution of land in the higher density designations may not be sufficient to accommodate the housing need.	The City encourages the redevelopment of under-utilized property where the density is lower than that allowed by the General Plan. In commercial areas, such as the Town Center and Foothill Boulevard, housing development is being encouraged through the Planned Residential Development (PRD) process. In addition, the City considers lot consolidation, fast-track processing and development code waivers for low or moderate income projects. In 2008, the City will be initiating an update to the General Plan
Zoning Code – Generally the Zoning Code provides minimal constraints on the development of low or moderate income housing projects. However, the Housing Element identifies several concerns regarding the residential parking requirements. The requirement for Studio Apartments is 2 spaces per unit plus .5 space for guests. This is considered excessive. Also, the Housing Element notes that the shared parking provisions in commercial areas adjacent to residential projects are not being implemented. This could result in higher construction costs.	The City is in the process of preparing a density bonus ordinance in compliance with the recent state laws. This will provide revised parking standards for low or moderate income housing projects. As a part of proposed project in the Town Center Area and Foothill Boulevard, the City is considering shared parking opportunities.
Accessory Dwelling Units – The Housing Element outlines the City's requirements and standards for permitting Accessory Dwelling Units or "Granny Flats". While no specific requirement was indicated as an unnecessary "constraint", a program to reduce application fees and reduce development standards may make the program more attractive to property owners.	The Community Development Department is in the process of revising its Accessory (Second) Dwelling Unit ordinance and will consider options to make the option more convenient and attractive to property owners. Consideration will also be given to allow the approval of a second unit for qualifying senior citizens without a conditional use permit.

D. Any other housing related ordinances or actions by the City Council/Board of Supervisors that would affect the housing element.

The City will be initiating a comprehensive update of the Upland General Plan in 2008. The update to the Housing Element was initiated in FY 2007 and will be completed in 2008.